

043.0

0004

0017.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel

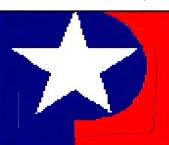
904,700 / 904,700

USE VALUE:

904,700 / 904,700

ASSESSED:

904,700 / 904,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
95		FRANKLIN ST, ARLINGTON

**OWNERSHIP**Unit #:

Owner 1: WELCH SHARON A	
Owner 2:	
Owner 3:	

Street 1: 95 FRANKLIN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: WELCH MARION F/LIFE ESTATE -

Owner 2: -

Street 1: 95 FRANKLIN ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 10,140 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1880, having primarily Vinyl Exterior and 2574 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10140		Sq. Ft.	Site		0	80.	0.71	1									579,359						579,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10140.000	320,200	5,100	579,400	904,700		30200
							GIS Ref
							GIS Ref
							Insp Date
							01/10/09

1 of 1  
CARD

Residential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel

904,700 / 904,700

USE VALUE:

904,700 / 904,700

ASSESSED:

904,700 / 904,700

!3652!

PRINT

Date Time

12/10/20 18:50:49

LAST REV

Date Time

08/26/16 08:44:06

ekelly

3652

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**PREVIOUS ASSESSMENT**

Parcel ID 043.0-0004-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	320,300	5100	10,140.	579,400	904,800	904,800	Year End Roll	12/18/2019
2019	101	FV	249,400	5100	10,140.	615,600	870,100	870,100	Year End Roll	1/3/2019
2018	101	FV	249,400	5100	10,140.	449,000	703,500	703,500	Year End Roll	12/20/2017
2017	101	FV	249,400	5100	10,140.	391,100	645,600	645,600	Year End Roll	1/3/2017
2016	101	FV	249,400	5100	10,140.	333,100	587,600	587,600	Year End	1/4/2016
2015	101	FV	243,000	5100	10,140.	325,900	574,000	574,000	Year End Roll	12/11/2014
2014	101	FV	243,000	5100	10,140.	268,000	516,100	516,100	Year End Roll	12/16/2013
2013	101	FV	243,000	5100	10,140.	254,900	503,000	503,000		12/13/2012

**SALES INFORMATION**

TAX DISTRICT

PAT ACCT.

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes

WELCH MARION F/ 26470-575 12/28/2001 Family No No

WELCH ROBERT F/ 26470-575 7/3/1996 A No No

